

Applicant	Broward County – Port Everglades Department	
Request	DRI Notice of Proposed Change (NOPC) to amend boundary line of Northport/Broward County Convention Center Development of Regional Impact.	
Location	1950 Eisenhower Blvd	
Legal Description	A portion of Parcel A, Port Everglades Plat No. 2, P.B. 108, P. 31	
Property Size	33.1 Acres	
Zoning	PEDD – Port Everglades Development District	
Existing Land Use	Convention Center and related facilities	
Future Land Use Designation	Transportation	
Comprehensive Plan Consistency	Consistent with Future Land Use Element, Objective 28 and Intergovernmental Element, Objective 15	
Other Required Approvals	South Florida Regional Planning Council (SFRPC), Dept. of Community Affairs (DCA), City Commission	
Applicable ULDR Sections	Sec. 47-24.10, Development of Regional Impact	
Notification Requirements	Sign notice within 15 days of meeting.	
Action Required	Recommend approval, approval with conditions or denial to City Commission.	
Project Planner	Name and Title	Initials
	Angela Csinsi, Planner II	
	Authorized By	
	Chris Barton, AICP, RLA, Principal Planner	
Approved By	Marc LaFerrier, AICP, Planning and Zoning Director	

Request:

The applicant proposes to amend the boundary line of the existing Northport/Broward County Convention Center Development of Regional Impact (DRI).

Property/Project Description:

The original approval for the Northport/Broward County Convention Center DRI was adopted on February 7, 1989 by Ordinance C-89-9.

This request is to amend the southern boundary line of the existing DRI in order to relocate that boundary out of the site for a proposed 1,600 space, parking garage for Port Everglades. The proposed garage is to provide parking for Cruise Ship terminals 1 and 2, which will eliminate a current requirement of the DRI to provide up to 447 parking spaces within the existing main garage of the Convention Center thus freeing those spaces for use exclusively for Convention Center activities and events.

The proposed Port garage will not be a part of the Convention Center site and will be operated separately from all Convention Center operations. Currently, the boundary line overlays the proposed Port garage site. The DRI site will be reduced in size by 1.10 acres by adjusting the southern boundary northward approximately seventy five feet (75'). This change will decrease the total site area from 33.08 acres to 31.98 acres. The land area requested for removal from the DRI includes railroad spurs and vacant land south of the spurs. With the boundary change, the Port Everglades Department can proceed with needed off-site parking improvements for the Port Terminals.

Parking and Traffic:

The proposed boundary line change does not impact the traffic patterns of the Broward County Convention Center. It should be noted however, that access to the Port and to the Convention Center have been restricted due to heightened security measures which includes the construction of a manned control gate on Eisenhower Boulevard, at a point just north of the entrance to the Convention Center and restrictions to travel within the Port areas. Access to the site of the proposed garage from Eisenhower Boulevard will be located at a point approximately 250 feet south of the Convention Center entrance and not within the bounds of the DRI. A description of how entry to both the Convention Center and the proposed Port garage is provided in the applicant's response to DRC comments attached as **Exhibit 1**.

There is a condition within the development order that states in part "any proposed modification by Applicant to all, or any portion of Eller Drive, Spangler Boulevard or Eisenhower Boulevard, which reduces capacity of any one or more of such roadways by 5% or more of such facilities' capacity at level of Service E, shall require the Applicant to submit to the City a revised traffic impact analysis incorporating such changes." While such modifications were made due to the security needs cited in Exhibit 1, this application to amend the boundary of the DRI does not impact road capacities.

Comprehensive Plan Consistency:

Consistent with Future Land Use Element, Objective 28 which states: "Coordinate resource planning and management, as appropriate, pursuant to Chapter 380, Florida Statutes, and approved by the Governor and Cabinet." It is also consistent with Intergovernmental Element, Objective 15, Policy 15.5, which states: "Through the City's development review process, review modifications of DRI development orders without loss of development rights."

Staff Determination:

This application must comply with Florida Statute Chapter 380.06, Developments of Regional Impact. Specifically, the applicant must demonstrate that this application complies with Chapter 380.06(19)(e)2, Substantial Deviations, which states in part:

“The following changes, individually or cumulatively with any previous changes, are not substantial deviations:

- a. Changes in the name of the project, developer, owner, or monitoring official.
- b. Changes to a setback that do not affect noise buffers, environmental protection or mitigation areas, or archaeological or historical resources.
- c. Changes to minimum lot sizes
- d. Changes in the configuration of internal roads that do not affect external access points.
- e. Changes to the building design or orientation that stay approximately within the approved area designated...which do not affect historical buildings designated as significant by the Division of Historical Resources of the Department of State.
- f. Changes to increase the acreage in the development, provided that no development is proposed on the acreage to be added.
- g. Changes to eliminate an approved land use, provided that there are no additional regional impacts.
- h. Changes required to conform to permits approved by any federal, state, or regional permitting agency, provided that these changes do not create additional regional impacts.
- i. Any other change which the state land planning agency agrees in writing is similar in nature, impact, or character to the changes enumerated in sub-subparagraphs a.-h and which does not create the likelihood of any additional regional impact.”

In accordance with the above, particularly item i., the applicant has demonstrated that this change will not create a substantial deviation. A letter from the Department of Community Affairs states: “Based on your representations regarding its function, the Department concludes that it is no necessary for the parking garage to undergo DRI review, provided that Broward County at its earliest opportunity submits a Notice of Proposed Change for the removal from the DRI of the 12,540 square feet to be included in the proposed parking garage.” This application fulfills the stated obligation.

Memorandum # 90-R-01

December 17, 2004

Page 4

Planning & Zoning Board Review Options:

The Planning and Zoning Board as the Local Planning Agency must determine that this application meets the criteria as listed in Chapter 380, F.S. and shall recommend the application to the City Commission.

PZ90-R-01/12-17-04/AC